

BOSTON REDEVELOPMENT AUTHORITY

SECOND AMENDMENT TO REPORT AND DECISION ON APPLICATION
FOR APPROVAL OF THE REDEVELOPMENT PROJECT AND CONSENT
TO THE FORMATION OF WARREN GARDENS, INC. ADOPTED BY
BOSTON REDEVELOPMENT AUTHORITY ON SEPTEMBER 30, 1965

Paragraph B of the "Report and Decision on Application for Approval of the Redevelopment Project and the Consent to the Formation of Warren Gardens, Inc.", adopted by the Authority on September 30, 1965, as amended by First Amendment thereto adopted by the Authority on January 20, 1966, (hereinafter together referred to as the "Report and Decision"), is hereby deleted and the following Paragraph B substituted therefor:

"B. The Project. The Project consists of purchase by Warren Gardens, Inc. of Washington Park Urban Renewal Area Disposition Parcels B-2, C-1A, and F-4, (hereinafter called "the Project Area"), and the construction, operation and maintenance thereon of row houses consisting of approximately 228 dwelling units with appurtenant facilities including landscaping, walks, driveways, and such off-street parking facilities as, when added to those future on-street parking facilities to be provided by the City of Boston within the Project Area, will provide 228 parking spaces. Said parcel B-2 is shown on Plan of Land entitled 'Plan of Land in Boston Delivery Parcel B-2 of Washington Park Urban Renewal Area Project No. Mass. R-24' prepared by Fay, Spofford and Thorndike, Inc. Said parcel F-4 is shown on 'Plan of Land in Boston Delivery Parcel F-4 of Washington Park Urban Renewal Area Project No. Mass. R-24' prepared by Fay, Spofford and Thorndike, Inc. Said portion of

Parcel C-1 as outlined in red on Plan of Land entitled 'Plan of Land in Boston Delivery Parcel C-1A of Washington Park Urban Renewal Area Project No. Mass. R-24' prepared by Fay, Spofford and Thorndike, Inc. (Exhibit A-1 of the Second Amendment)."

The second paragraph of Paragraph I of the Report and Decision is hereby deleted and the following paragraph is substituted therefor:

"Each of the permissions requested in Paragraphs IA 1 (a)-(e) inclusive, IA 2(a), IA 3, IA 4, IA 5, IA 6, IV 1, IV 2, IV 5, and IV 8 is hereby granted."

All references in the Report and Decision to the Application and hearing shall hereafter respectively be construed to refer to the Application as amended by the First, Second and Third Amendments thereto and the hearings of September 16, 1965, and January 13, 1966. Except as herein expressly set forth, the Report and Decision is hereby ratified and confirmed.

MEMORANDUM

November 10, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Second Amendment to Report and Decision on Application for Approval of the Redevelopment Project and Consent to the Formation of Warren Gardens, Inc.

The Application for Approval of a Redevelopment Project under Chapter 121A and Consent to the Formation of Warren Gardens, Inc., submitted to the Authority on September 30, 1965, stated that the project would consist of 187 dwelling units, of which 145 would contain three-bedrooms and 42 would contain four-bedrooms. The Application also indicated that the applicants proposed to secure mortgage financing guaranteed by the FHA in a sum between \$3,000,000 and \$3,675,000. Several minor deviations from the Zoning Code and Building Code were also requested.

Pursuant to authorization granted by the Authority in the Report and Decision on the Application, the corporation has been formed, detailed plans prepared, and an application for mortgage insurance filed with FHA.

On January 20, 1966, the Authority amended the Report and Decision on the Application to permit the inclusion of Disposition Site F-4 within the Redevelopment Project, and to exclude approximately 63,000 square feet of the northerly area of Site C-1 from the project. In order to make the project economically feasible, it subsequently became necessary to increase the number of dwelling units to 228 by converting a number of four-bedroom units to three-bedroom units and efficiencies or one-bedroom units.

FHA processing is now complete, and on the basis of cost analysis, we have been advised that the commitment now being prepared will be ^{for} approximately \$4,300,000.

The City of Boston, cooperating with the Authority and the Redeveloper, agreed to construct five interior streets within the Project Area. When the Public Improvements Commission laid out Dabney Street, which is within Site B-2, it realigned the right-of-way four feet from that originally proposed. This four foot adjustment caused a set back of the dwelling units along

one side of Dabney Street, which in turn reduced the rear yards below the twenty-foot depth required by the Boston Zoning Code. Although the seven rear yards in question are 17.6 feet in depth, an additional deviation from this provision of the Zoning Code is required.

Accordingly, the applicants have submitted the attached Third Amendment to the Application seeking permission to increase the number of dwelling units, the maximum cost of the project, and an additional minor deviation from the Zoning Code.

It is the opinion of the General Counsel that these are not a major amendment to the Application within the meaning of the statute which would require a public hearing. Progress on this development has been much slower than we and the applicants would have liked, and we are anxious to get construction started before the end of the year. Accordingly, I recommend that the Authority adopt the attached Second Amendment to the Report and Decision on Application for Approval of the Redevelopment Project and Consent to the Formation of Warren Gardens, Inc.

Attachments

THIRD AMENDMENT TO APPLICATION BY ERNEST HENDERSON AND OTHERS TO
BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 9, 1965

The above-captioned Application, as amended by First and Second Amendments thereto dated September 16, 1965 and December 28, 1965, is hereby further amended as follows:

1. Paragraph 5 is deleted and the following paragraph is substituted therefor:

"5. The Project for which the Authority's authorization and approval are sought consists of the purchase by the 121A Corporation of the Project Area from the Authority and the construction, operation and maintenance on the Project Area by the 121A Corporation of row houses and appurtenant facilities, all in accordance with the terms of said Washington Park Urban Renewal Plan with such changes therein as shall not adversely affect the Project described herein, and in accordance with the terms of a proposed contract between the Authority and the 121A Corporation, a copy of which, substantially in the form to be executed, is filed herewith as Exhibit B. Said row houses shall consist of 228 dwelling units for moderate income families, preferably with children, of which 12 units will contain four bedrooms, 180 units will contain three bedrooms, 14 units will contain one bedroom and 22 units will be efficiency units. The appurtenant facilities will include landscaping, walks, driveways and such parking facilities as, when added to those future parking facilities to be provided by the City of Boston, will provide 228 parking spaces."

2. The second paragraph of Paragraph 8 is deleted and the following paragraph is substituted therefor:

"It is proposed to raise by mortgage financing which will be guaranteed by the Federal Housing Administration a sum between \$4,000,000 and \$4,400,000."

Any sums required in addition to those raised by such mortgage financing and capital contribution in order to pay the cost of the Project have been obtained by the above-mentioned loan to Beacon by Charlesbank and will be lent by Beacon to the 121A Corporation on an unsecured basis at an annual interest rate not exceeding 3%."

3. The following new Paragraph I.A.6. is hereby inserted in Exhibit D of said Application:

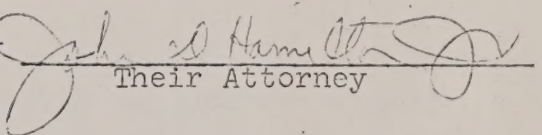
"I.A.6. Rear Yard Requirements.

Permission will be required for proposed Buildings Nos. 28-2 through 28-8, which have rear yards of 17.6 feet, to deviate from the requirements of Section 20-1 of the Boston Zoning Code which requires a rear yard having a minimum depth of 20 feet."

EXECUTED this 8th day of November, 1966.

Ernest Henderson
Robert M. Morgan
William J. Furlong
Carleton Hunneman
Richard P. Chapman

By


Their Attorney

MEMORANDUM

November 10, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Designation of Redeveloper
Disposition Parcels B-2, C-1A, F-4
Washington Park Urban Renewal Area

SUMMARY: This memorandum confirms the designation of Warren Gardens, Inc. as Redeveloper of three sites and authorizes the conveyance of these sites.

After considerable delay as a result of cost problems, Warren Gardens, Inc. has been assured by the local Federal Housing Administration Office that a mortgage insurance commitment is about to be issued in an amount for which the firm of Starrett Bros. & Ekin has agreed to build the development.

Construction financing is available, and we are prepared to transfer the land as soon as the commitment is received and the loan for temporary financing closed. The last of many problems appears to be behind us, and construction on these sites should be underway within 30 days.

I recommend adoption of the attached Resolution authorizing the Chairman or Development Administrator to execute a Land Disposition Agreement for these sites and subsequently a Deed transferring title to Warren Gardens, Inc.

Attachment

